VICINITY MAP

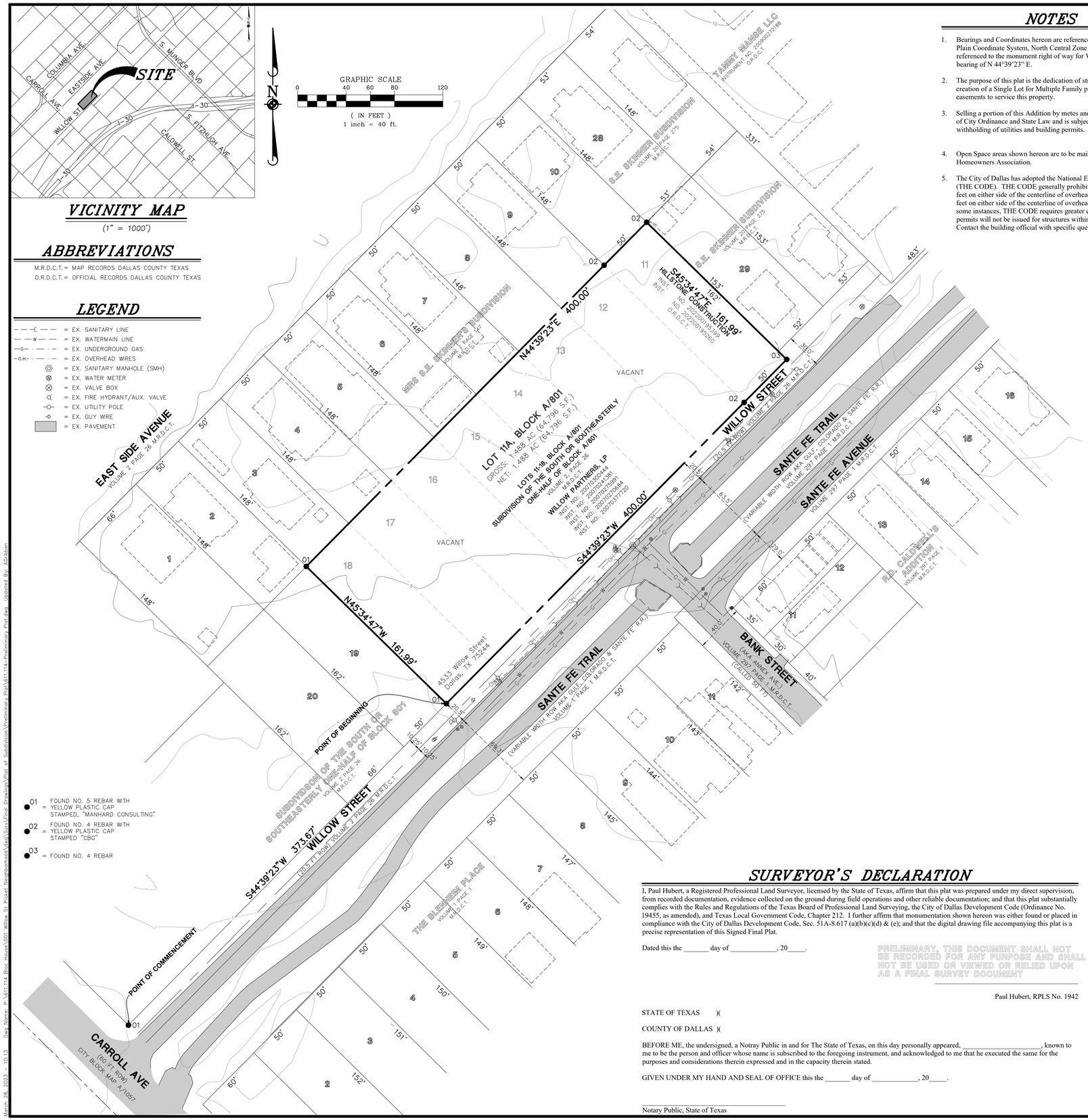
(1" = 1000')

ABBREVIATIONS

M.R.D.C.T. = MAP RECORDS DALLAS COUNTY TEXAS
O.R.D.C.T. = OFFICIAL RECORDS DALLAS COUNTY TEXAS

LEGEND

= EX. SANITARY LINE
= EX. WATERMAIN LINE
= EX. UNDERGROUND GAS
= EX. OVERHEAD WIRES
= EX. SANITARY MANHOLE (SMH)
= EX. WATER METER
= EX. VALVE BOX
= EX. FIRE HYDRANT/AUX. VALVE
= EX. UTILITY POLE
= EX. GUY WIRE
= EX. PAVEMENT



NOTES

1. Bearings and Coordinates hereon are referenced to the Texas State Plain Coordinate System, North Central Zone (4202), Epoch 2010.00, referenced to the monument right of way for Willow Street giving a bearing of N 44°39'23" E.
2. The purpose of this plat is the dedication of street right of ways, creation of a Single Lot for Multiple Family purposes, and creation of easements to service this property.
3. Selling a portion of this Addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fine and withholding of utilities and building permits.
4. Open Space areas shown hereon are to be maintained by the Homeowners Association.
5. The City of Dallas has adopted the National Electrical Safety Code (THE CODE). THE CODE generally prohibits structures within 17.5 feet on either side of the centerline of overhead lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances, THE CODE requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the building official with specific questions.

SURVEYOR'S DECLARATION

I, Paul Hubert, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 20_____.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
Paul Hubert, RPLS No. 1942

STATE OF TEXAS)(

COUNTY OF DALLAS)(

BEFORE ME, the undersigned, a Notray Public in and for The State of Texas, on this day personally appeared, _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

PLAT DESCRIPTION

STATE OF TEXAS)(

COUNTY OF DALLAS)(

WHEREAS Willow Partners L.P. and Hillstone Construction & Development, LLC, is the owner of a 2.11 – acre (91,700 square foot) parcel located in the J. Grigsby Survey, Abstract No. 495, being all of Lots 11 – 18, Block A/801, Subdivision of the South or Southeasterly One-Half of Block A/801, an Addition to the City of Dallas, as recorded in Volume 2, Page 26, Deed Records Dallas County Texas, said 1.30 – acres being more particularly described as follows:

COMMENCING at a found iron rod with cap marked "MANHARD CONSULTING" for the most northerly corner of the intersection of Carroll Avenue (called 50' right of way) and Willow Street (called 20.5' right of way), being the southerly corner of A/Block 801, Subdivision of the South or Southeasterly One-Half of Block A/801;

THENCE N 44°39'23" E with the northerly right of way line for Willow Street, a distance of 373.63 feet to a found iron rod with cap marked "MANHARD CONSULTING" for the POINT OF BEGINNING, the common southerly corner for Lots 18 and 19 of said Addition;

THENCE N 45°34'47" W with the line common to said Lots to a found iron rod with cap marked "MANHARD CONSULTING" for the common westerly corner of said Lots and the common easterly corner of Lots 2 and 3 of said Addition, a distance of 161.99 feet;

THENCE N 44°39'23" E with the common line between said Lots 3 through 10 and Lot 18 through 11, a distance of 400.00 feet to a found iron rod with "CBD" cap for the common northerly corner of Lot 9 and 12, Block A/801;

THENCE S45°34'47" E, with the common line for said Lots 11 and 29, Block A/801, a distance of 161.99 feet to a found ½-inch iron rod for the easterly corner for said Lot 11, being on the northerly right of way line for Willow Street;

THENCE S 44°39'23" W with said right of way line, a distance of 400.00 feet to the POINT OF BEGINNING, containing 1.488-acres (64,796 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS)(

COUNTY OF DALLAS)(

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Willow Partners L.P. and Hillstone Construction & Development, LLC, acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as **Willow/Santa Fe Addition** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of_____, 20_____ .

By: _____
Willow Partners, LP

By: _____
Hillstone Construction & Development, LLC

By: _____
Name

_____
Title

By: _____
Name

_____
Title

STATE OF TEXAS)(

COUNTY OF DALLAS)(

BEFORE ME, the undersigned, a Notray Public in and for The State of Texas, on this day personally appeared, _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

STATE OF TEXAS)(

COUNTY OF DALLAS)(

BEFORE ME, the undersigned, a Notray Public in and for The State of Texas, on this day personally appeared, _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

PRELIMINARY PLAT

Willow/Santa Fe Addition

Lot 11A, Block A/801

Being a Replat of
Lots 11-18, City Block 801
Subdivision of the South or Southeasterly One-Half of Block 801
Volume 2, Page 26,
Map Records Dallas County Texas
J. Grigsby Survey, Abstract No. 495
Dallas, Dallas County Texas

City Plan File No. S223-120
City Engineer File No.

OWNER
Bloc House
3236 Basil Ct.
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PH: (214) 810-0782
Contact: Alex Lowe
Email: alex@begoodalways.com

OWNER
Hillstone Construction & Development LLC
3550 Gifco Rd.
Midlothian, TX 76065
PH: (111) 111-1111
Contact: Representative
Email: rep@email.com

OWNER
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Email: ezoellner@manhard.com

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Manhard CONSULTING
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Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

DRAWN: AG
CHECKED: PH
DATE: MAR. 23, 2023
SHEET 01

PENDING

March 28, 2023 – 10:13 Dwg Name: P:\011114 Bloc House\001 Willow St Pocket Neighborhood\data\Surv\Final Drawings\Plat of Subdivision\Preliminary Plat.dwg Updated By: AGibson